

# Planning



*"Neighborhood planning gives us the opportunity as planners to really make a difference. As neighborhoods become better places for everyone, our jobs become more and more satisfying."*

-Nalini Johnson  
Principal Planner







***The mission of MAPD is to provide professional planning expertise to the community regarding land use, community facility and transportation needs so that the Wichita/Sedgwick County metropolitan area continues to be a quality place to live, work and play.***

## RECENT ACCOMPLISHMENTS

- **Neighborhood Planning**
  - a. Delano Overlay District and Design Guidelines
  - b. McAdams Neighborhood Revitalization Plan
- **Enhanced federal transportation planning grants:**
  - a. \$1 million – South Area Transportation Study
  - b. \$4 million – Intelligent Transportation System
  - c. \$2.2 million - Transportation enhancement funds (6 projects)
- **Historic Preservation**
  - a. Jobbers and Warehouse District
  - b. National Historic Registry for Bitting District, Topeka/Emporia District, Park Place/Fairview District and East Douglas Historic District
- 4. Update the Downtown Plan, Northeast Millair and Matlock Heights Neighborhood Plan.
- 5. Prepare a Congestion Management System (CMS) that would provide data collection, analysis and remedial tools for safe and efficient traffic flow.
- 6. Revise the MPO by-laws and agreements to reflect expanded planning boundaries and address jurisdictional representation.
- 7. Coordinate and prepare the South Area Transportation Study to address the need for preserving future transportation corridors.
- 8. Prepare the Regional Architecture for the Intelligent Transportation System to address inter-operability and information-sharing among transportation and emergency service providers.
- 9. Develop an Arterial Street Project Selection policy to provide qualitative measures that rank proposed projects.
- 10. Prepare a Public Involvement Policy and Plan that provides opportunities for citizen input and review of plan, studies, and programs throughout the transportation planning process.

## DEPARTMENT OBJECTIVES

1. Firm up and clarify the standards for Community Unit Plan (CUP) Overlays.
2. Document imaging for records retention and retrieval.
  - ✓ Highest priority = CUP records
3. Expanded public outreach efforts.

## PERFORMANCE MEASURES

Dept.	ADVANCED PLANS DIVISION	
Objective	Program Measure Description	On-Going Services
4	Annual Reviews/Update and Five Year Update cycles: annual Development Trends Report and annual Key Indicators of Change Report.	-Annual Reviews/Update and Five Year Update cycles: annual Development Trends Report and annual Key Indicators of Change Report.
3,4	Development and Implementation of the Neighborhood Planning and Community Planning Awareness programs to ensure community participation in the development of projects and policy initiatives to improve the quality of life in the neighborhoods. <div> <ul style="list-style-type: none"> <li>Northeast Millair and Matlock Heights Neighborhood Plan</li> <li>Joint Land Use Study: Land Use pattern around McConnell Air Force Base</li> <li>Midtown Neighborhood Rezoning Plan</li> </ul> </div>	-Timely completion of neighborhood revitalization, and redevelopment plans, in close cooperation and coordination with neighborhood associations and elected officials; publication of a quarterly newsletter, Metro Planning News.



## PERFORMANCE MEASURES (continued)

Dept. Objective	Program Measure Description	CURRENT PLANS DIVISION On-Going Service
1	Implementation of the adopted Comprehensive Plan by professionally processing development requests within specified time frames. <ul style="list-style-type: none"> <li>Clarify standards for Community Unit Plans</li> </ul>	<i>-Meeting established target dates for each case type.</i>
2	Enhance customer service with a document imaging program to improve storage and retrieval of development applications.	<i>-Timely scanning of approved development applications in document imaging software.</i>

Dept. Objective	Program Measure Description	TRANSPORTATION PLANS DIVISION On-Going Service
6,9,10	Maintain federal compliance and certification as the Metropolitan Planning Organization (MPO) to ensure that state and federal funds are available for planning and construction of transportation facilities within the metropolitan region. <div> <ul style="list-style-type: none"> <li>MPO Agreements and By-Laws</li> <li>Public Involvement Program</li> <li>Project Selection Criteria</li> </ul> </div>	<i>-Annual Certification from U. S. Department of Transportation</i>
5,8	Prepare long-range and systems-level planning documents that identify the needs of the regional transportation system and the future investments necessary to meet community goals. <div> <ul style="list-style-type: none"> <li>2030 Transportation Plan</li> <li>Regional Architecture for the Intelligent Transportation System</li> <li>Congestion Management System</li> </ul> </div>	<i>-Timely completion of the 2030 Transportation Plan and other system-level plans.</i>
7	Prioritize projects to implement the long-range transportation plan, and conduct special studies as required to support the region's mobility goals. <div> <ul style="list-style-type: none"> <li>Transportation Improvement Plan</li> <li>Northwest Bypass Corridor Preservation</li> <li>South Area Transportation Study</li> <li>Pedestrian-Bicycle Trail Enhancement</li> </ul> </div>	<i>-Timely completion of project, studies and programs.</i>



## OVERVIEW

The Metropolitan Area Planning Department (MAPD) serves as a clearinghouse for development-related data for the City of Wichita and Sedgwick County. The MAPD makes recommendations on development applications and issues to the Metropolitan Area Planning Commission, the City Council, the County Commission and various boards and commissions. The MAPD holds workshops and hearings to facilitate citizen involvement in the planning process, and publishes periodic reports on topics such as population growth and development trends.

The MAPD has three primary areas of responsibility to carry out its mission:

1. The MAPD coordinates the development of a Comprehensive Plan for the City of Wichita and Sedgwick County. MAPD develops and implements neighborhood plans for the City of Wichita. In addition, it provides assistance to the City of Wichita and Sedgwick County on a wide range of other policy and technical matters related to the Comprehensive Plan. **(ADVANCED PLANS)**
2. The MAPD advises the Metropolitan Area Planning Commission, the City Council and the County Commission on zoning, subdivision and other related matters. Working with other departments, MAPD helps implement the development review process. MAPD oversees historic preservation efforts. Staff support is also provided to the Historic Preservation Board, Wichita Board of Zoning Appeals, and Sedgwick County Board of Zoning Appeals. **(CURRENT PLANS)**
3. The MAPD provides multi-modal transportation planning support for the City of Wichita and Sedgwick County. It is also responsible for all activities of the Metropolitan Planning Organization (MPO), including preparing plans, implementation programs, and securing federal and state transportation funds, and as such provides planning support to all jurisdictions within the metropolitan planning area. **(TRANSPORTATION DIVISION)**



*Eaton Hotel and Tower - Historic Eaton block preserved through public-private partnership.*

Located within MAPD, but grant funded, is one Senior Planner dedicated to historic preservation. Responsibilities include design review for building alterations in and around historic districts, advertisement of a low-interest loan program and community education.

## DIVISION DESCRIPTIONS

The MAPD is organized into four divisions: Administration, Advanced Plans, Current Plans, and Transportation.

**Administration:** The Administration Division is responsible for leadership and department management, overseeing the department budget, monitoring federal and state transportation grants and recording minutes of several advisory boards.

**Advanced Plans:** The Advanced Plans Division is responsible for long-range, land use planning initiatives for the ongoing development, review, updating and monitoring of the Wichita-Sedgwick County Comprehensive Plan, neighborhood revitalization plan preparation and plan implementation. Related tasks include population, employment and socio-economic data gathering and analysis, review of City and County Capital Improvement Programs, as well as land use research and policy analysis on a wide range of community planning issues, and the production of the annual Development Trends Report and the Key Indicators of Community Change Report.

In addition to long-range land use planning initiatives, the Advanced Plans Division also has responsibility for completing the environmental reviews for mandated Consolidated Plan projects and activities, annexation caseload management for all Wichita annexations and small city unilateral annexations in Sedgwick County; community planning outreach initiatives (including the quarterly *Metro Planning Newsletter*), census bureau liaison on BAS map updates, and providing technical planning support to various government agencies and departments as well as the general public. The Division also produces graphic materials in support of the MAPD and other City Departments.

**Current Plans:** The Current Plans Division is responsible for administering regulatory activities for zoning, subdivision and other development related activities in an overall effort to implement adopted long-range plans, ensure compatibility with adjacent properties and guarantee development to proper standards and with appropriate public services. Current Plans accepts, reviews, researches, analyzes and provides professional planning recommendations for City and County zoning changes, conditional use permits, community unit plans, zoning appeals, subdivisions, vacations, dedications, lot splits, street name changes, administrative adjustments and landscape plan review. Current Plans staff provides draft recommendations for regulatory ordinances and resolutions, responds to requests for regulatory information and prepares





special studies as needed. Staff support is provided to the Metropolitan Area Planning Commission, Wichita Board of Zoning Appeals, Sedgwick County Board of Zoning Appeals and the Historic Preservation Board. A Graphics Section provides graphic design work for the department, and they are responsible for maintaining base maps that reflect plats and rights-of-way, the official zoning map and historic aerial photos.

**Transportation Plans:** The Transportation Planning Division is responsible for all modes of surface transportation within the metropolitan planning area. The division coordinates between local, state, and federal transportation agencies in preparing the long-range Transportation Plan and the short-range Transportation Improvement Program, securing and programming federal and state funds, monitoring congestion, and performing traffic impact and corridor studies. Other responsibilities include planning for pedestrian-bicycle trails, assisting the transit and para-transit service providers, providing opportunities for public input into the transportation planning process, and providing technical assistance to staff and the governing bodies of all jurisdictions within the MPO's planning area.

## FINANCE AND OPERATIONS

The interlocal agreement provides that MAPD is funded 50 percent by the City of Wichita and 50 percent by Sedgwick County, with grants supporting Transportation Planning and Historic Preservation. In addition to 50 percent of the cash funding, the City also provided in kind services in the amount of \$303,510 in 2003, which is eight percent higher than the 2002 amount (\$281,500). The department generates revenue from items such as subdivision plats, rezoning fees, and the sale of maps and planning publications.

Summary of Revenue Sources					
\$ In Thousands					
	2002	2003	2004	2005	2006
Historic Preservation grants	79	88	81	81	81
Planning grants	605	684	1,451	1,003	906
Program revenue	281	303	275	282	282
Sedgwick County	592	531	620	643	652
City of Wichita	593	531	620	643	652
<b>Total Revenue</b>	<b>2,150</b>	<b>2,137</b>	<b>3,047</b>	<b>2,652</b>	<b>2,573</b>

Revenues are expected to be less than in 2003, despite a continued demand for more sophisticated services. The dual fee structure contributes to a smaller and unequal cost recovery structure for citizens and businesses using planning services.

The 2004 Revised budget continues to invest in technology to provide more convenient and more efficient services without additional staff. Per Council action in June 2003, the Wireless Study consultant fee was included in the 2003 budget. MapWise became available in 2000, and this provided computerized desktop access to zoning maps, making the maps far more accessible than the paper versions. In 2004 GeoZone (formerly MapWise) access continued to expand. Though current maps are available on the desktop, numerous maps and documents currently stored on paper are routinely drawn from archives. A large-surface scanner was purchased to convert historical maps to an electronic format in 2003. Conversion of paper maps to electronic format will offer an enhanced service to developers, facilitating e-mailing of maps, saving mailing costs, printing costs and long-term staff time. In the 2004 Revised budget, one professional position in the Advanced Plans division will be deferred hiring until 2005.

Selected Service Levels					
	2001	2002	2003	2004	2005
Annexation requests	24	18	25	30	25
Unilateral annexations	5	2	2	0	1
Small city annexations	6	5	15	10	10
Annexation staff hours	647	321	500	525	520

Kansas law requires that the City of Wichita and Sedgwick County adopt and review annually a Comprehensive Plan, and by Federal law, prepare a major update of the plan every five years. Work on the Comprehensive Plan will be ongoing in 2004 including public forums for early and meaningful citizen input. Funds for public hearings, legal notices, and publication are included in the 2004 and 2005 budgets. The draft will be reviewed in 2004 and the adopted Comprehensive Plan will be published in 2005.

## FUTURE CHALLENGES

- As the local economy improves, continue to remain current with all the development application reviews.
- Master flood control planning.
- Community water supply planning.
- Continue to develop City/County relations.
- MPO (Metropolitan Planning Organization) structure with revisions to representation on the board.
- Effective working relationship with the Kansas Department of Transportation.
- Funding source for remodeling of public areas on the 10<sup>th</sup> floor.
- Implementation of neighborhood plans to include funding for neighborhood oriented projects.



## City-County Planning Department Budget Summary

	2003 Actual	2004 Adopted	2004 Revised	2005 Adopted	2006 Approved
Personal Services	1,111,707	1,316,550	1,252,560	1,308,500	1,337,520
Contractual Services	227,987	234,470	244,490	241,160	231,170
Commodities	15,418	17,580	17,590	17,590	17,600
Capital Outlay	11,422	0	0	0	0
<b>Total Fund Expenditures</b>	<b>1,366,534</b>	<b>1,568,600</b>	<b>1,514,640</b>	<b>1,567,250</b>	<b>1,586,290</b>
Less: Sedgwick Co. contribution	(531,510)	(656,600)	(619,820)	(642,800)	(652,320)
Other revenue	(303,513)	(255,400)	(275,000)	(281,650)	(281,650)
<b>Net Planning Fund Expenditures</b>	<b>531,511</b>	<b>656,600</b>	<b>619,820</b>	<b>642,800</b>	<b>652,320</b>
Grant Resources	684,032	675,160	1,451,010	1,003,000	906,090
Local Resources	1,366,534	1,568,600	1,514,640	1,567,250	1,586,290
<b>Total Planning Resources</b>	<b>2,050,566</b>	<b>2,243,760</b>	<b>2,965,650</b>	<b>2,570,250</b>	<b>2,492,380</b>
Full-time positions	28	28	28	28	28
Part-time positions	4	4	4	4	4
Total FTE positions	28.95	28.95	29.30	29.30	29.30

For additional information on the Planning Department visit [www.wichita.gov!](http://www.wichita.gov!)



### **Delano Neighborhood**

*The Delano neighborhood is one of the oldest and most well established neighborhoods in the City, and is located immediately west of downtown. Originally, the area was known as West Wichita, and was the place to go for cowboys fresh off the trail looking for a good time. Today, Delano houses several of Wichita's treasures, including Lawrence-Dumont Stadium, the Masonic Home and Friends University. Housing in the Delano neighborhood showcases several distinct architectural styles, including Craftsman, Prairie, Queen Anne and National. In the late 1990's and early 2000's Delano was reinvigorated as Seneca Street and Douglas Avenue were rebuilt; Seneca as the gateway to the City's Museum District and Douglas as a pedestrian and business plaza, complete with a clock tower and a traffic circle to direct the newly narrowed street.*